

# Clarke County

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## PLANNING COMMISSION

### AGENDA

2011 SEPTEMBER 2 - 9:00 A.M.

TOWN/COUNTY GOVERNMENT CENTER – MAIN MEETING ROOM



1. Approval of Agenda

2. Approval of Minutes: 2011 June 30 and 2011 July 1

### 3. MAJOR SUBDIVISION – CONTINUED PUBLIC HEARING

H. Robert Showers, Attorney for Salvation Army (Ron Mislowsky, Engineer, PHR&A Agent) requests approval for a 22-lot subdivision for Tax Map Parcels 13-((A))-13 [6 tracts] and 13-((A))-56 located at 642 Westwood Road, Russell Election District, zoned Agricultural Open-Space-Conservation (AOC). S-08-01

### 4. MINOR SUBDIVISION

Charles E. Dominy (Ben Brashears, Agent) requests approval for a two-lot subdivision and maximum lot size exception for Tax Map #21-((A))-79 located at 196 Bellevue Lane, White Post Election District, zoned Agricultural-Open Space-Conservation (AOC). MS-11-05, MLSE-11-02

### 5. MINOR SUBDIVISION

Mary Jane Salter, Trustee requests approval for a two-lot subdivision for Tax Map #28-((A))-20 located at 13043 Lord Fairfax Highway, White Post Election District, zoned Agricultural-Open Space-Conservation (AOC). MS-11-06

### 6. TEXT AMENDMENT – PUBLIC HEARING

The Clarke County Planning Commission will consider the amendment of the County Zoning Ordinance:

Sections 3-A-1-a-2, 3-A-2-a-2, 3-A-3-a-2, *Accessory Uses in the AOC, FOC, and Rural Residential Zoning Districts*, so as to allow ‘Structures up to 80 feet high for noncommercial telecommunication antennae’;

Section 3-A-1-a-3 and 3-A-2-a-3, *Special Uses in the AOC and FOC Zoning Districts*, so as to add the adjective ‘commercial’ when describing telecommunication monopoles over 50 feet in height that are currently allowed as a Special Use in these Zoning Districts;

Sections 3-A-1-f and 3-A-2-f, *Vegetated Property Buffer in the AOC and FOC Zoning Districts*, so as to allow structures for noncommercial telecommunication antennae in required Vegetative Property Buffers provided that vegetation may be cut only within a six foot radius of the structure, but with no land disturbance;

Section 3-C-2, *Supplementary Regulations for Uses in Various Districts*, so as establish standards for ‘Structures up to 80 feet high for noncommercial telecommunication antennae’;

Section 9-B-41, *definition of the term “Commercial”*: so as to change the definition from “Any wholesale, retail, or service business activity established to carry on trade for a profit.” to “Any activity conducted with the intent of realizing a profit from the sale of goods or services to others. The term ‘Noncommercial’ means any activity conducted with the intent of not realizing a profit from the sale of goods or services to others.” TA-11-05

### 7. TEXT AMENDMENT –PUBLIC HEARING

The Clarke County Planning Commission will consider the amendment of the:  
County Zoning Ordinance:

Section 6-E, *Procedures for Site Plans*, so as to change the number and size of site plans submitted with an initial application and after approval, require the submission of digital copies, and establish standards for such digital submissions; and

County Subdivision Ordinance:

Section 4, *Procedures for Preliminary Subdivision Plat Application and Submission of Record Plat*, so as to change the number and size of plats submitted, require the submission of digital copies, and establish standards for such digital submissions. TA-11-06

## **8. TEXT AMENDMENT – PUBLIC HEARING**

The Clarke County Planning Commission will consider the amendment of the County Zoning Ordinance:

Section 1, *Authority, Purposes and Intent, Planning Commission, and Zoning Administrator*, and

Section 7, *Appeals, Variance and Zoning Map Interpretations*, so as to shift the sections regarding modifications that can be approved by the Zoning Administrator from Section 1 to Section 7;

Sections 3-A-1-d, 3-A-2-d, 3-A-d, *Maximum Height of All Structures in the AOC, FOC, and Rural Residential Zoning Districts* and

Section 4-H-3, *Height Regulations Exceptions*, so as to shift from Section 4-H-3 to Section 3-A the 25-height limit for structures on parcels narrower than 75 feet;

Section 3-C-2, *Supplementary Regulations for Uses Various Districts* and

Section 4-H-3, *Height Regulations Exceptions*, so as to shift from Section 4-H-3 to Section 3-C-2 the 18 foot, six-inch height limit for Gasoline Pump Canopies:

Section 4-H, *Height Regulations Exceptions*, so as to shift from Section 4-H-3-c to 4-H-3-a the height exception for parapet walls and to increase the exception by 6 inches to 42 inches to be consistent with the Building Code:

Section 4-J-6, *Exception process to requirement that off-street parking be located on the same lot as principal use*, so as to change the entity that could approve such an exception from the Board of Zoning Appeals to the Planning Commission when it reviews a property's site plan;

Section 9-B-106, *definition of the term 'Livestock'*, so as to define livestock as hoofed animals and the order of animals that includes ostriches and emus. TA-11-07

## **9. TEXT AMENDMENT – DISCUSSION**

Amendments to:

- the Highway Commercial Zoning District,
- the Design Criteria for the Historic Access Corridor Overlay District outside of the boundaries of the Berryville Area Plan, and
- the Improvements and Minimum Standards for Site Plans

to provide for and encourage a traditional access pattern of commercial development (with a grid network of streets and buildings directly fronting on these streets) for non-vehicle oriented businesses in the commercially zoned areas at the Waterloo and Double Tollgate intersections.

## **Board/Committee Reports**

- |                                      |                       |
|--------------------------------------|-----------------------|
| 10. Board of Supervisors             | – Pete Dunning        |
| 11. Sanitary Authority               | – Pete Dunning        |
| 12. Board of Septic & Well Appeals   | – Pete Dunning        |
| 13. Board of Zoning Appeals          | – Anne Caldwell       |
| 14. Historic Preservation Commission | – Cliff Nelson        |
| 15. Conservation Easement Authority  | – George Ohrstrom, II |

## **Staff Reports**

- |                                 |                 |
|---------------------------------|-----------------|
| 16. Natural Resource Activities | – Alison Teetor |
| 17. Enforcement Officer         | – Nancy Olin    |

18. Other

19. Adjournment until the next regular meeting on 2011 October 7.